

SEND TAX NOTICE TO:
Russell R and/or Colleen Caeden
361 Wild Rose Lane
Shelby, AL. 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of April, 1998, Leverne Carden, an unmarried person, executed that certain mortgage on real property hereinafter described to Oceanmark Financial Corporation, a Delaware Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1998-14477, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank of Minnesota, N.A. fka Norwest Bank Minnesota, N.A., as Trustee under that certain Pooling and Servicing Agreement dated as of June 1, 1998 for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass Through Certificates, Series 1998-2 without recourse., by instrument recorded in Instrument Number 20041206000664900, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2 did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 24, 2004, December 1, 2004, and December 8, 2004; and

WHEREAS, on January 4, 2005, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2; and

WHEREAS, Russell R and/or Colleen Carden was the highest bidder and best bidder in the amount of Thirty Five Thousand Nine Hundred Thirty Two and 00/100 Dollars (\$35,932.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2, by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Russell R and/or Colleen Carden all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the North line of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of said Section 11 a distance of 1,397.86 feet

to a point on the Westerly right of way line of Shelby County Highway No. 71; thence turn 109 degrees 48 minutes 07 seconds right and run Southwesterly along said right of way line 95.30 feet to a steel rebar corner; thence continue along last described course 17.31 feet to point; thence turn 04 degrees 36 minutes 35 seconds right to a chord and continue Southwesterly along said right of way line a chord distance of 171.32 feet to a steel rebar corner and the Point of Beginning of the property being described; thence turn 03 degrees 55 minutes 27 seconds right to chord and continue along the Westerly margin of said Highway 71 a chord distance of 79.16 feet to a point; thence turn 03 degrees 09 minutes 54 seconds right from chord and continue along said margin a distance of 258.74 feet to a point; thence turn 80 degrees 02 minutes 54 seconds right and run Northeasterly along the North margin of Shelby County Highway No. 46 a distance of 112.12 feet to a point; thence turn 03 degrees 01 minutes 29 seconds left to chord and continue Northeasterly along said margin of said highway a chord distance of 44.33 feet to a point; thence turn 03 degrees 01 minutes 35 seconds left from chord and continue Northeasterly along said margin of said highway 100.97 feet to a point; thence turn 00 degrees 39 minutes 25 seconds left to chord and continue along said margin of said highway a chord distance of 33.07 feet to a point; thence turn 77 degrees 12 minutes 44 seconds right from chord and run Northerly 177.45 feet to a point; thence turn 85 degrees 04 minutes 04 seconds right and run Easterly 442.54 feet to the Point of Beginning. Property is subject to any and all agreements, easements, limitations and/or restrictions of probated record and applicable law.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Russell R and/or Colleen Carden, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 4th day of January, 2005.

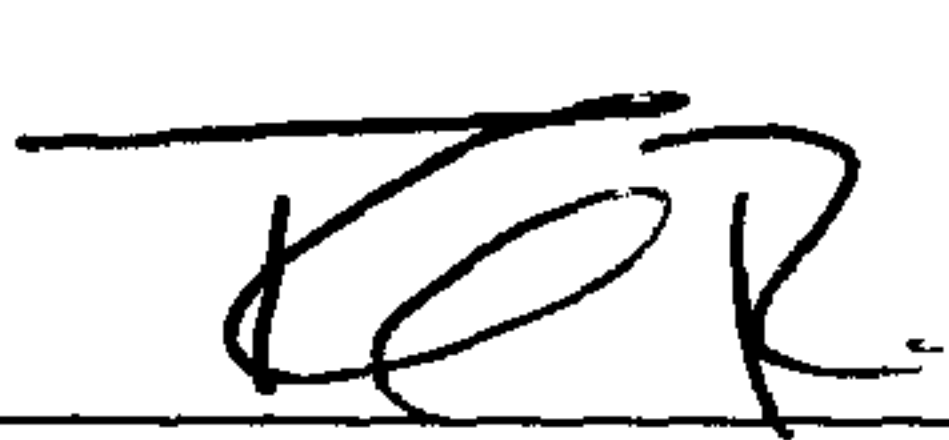
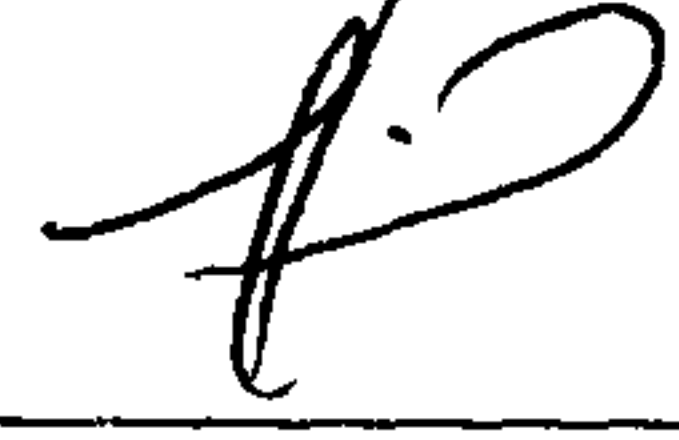
Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Wells Fargo Bank Minnesota, N.A. as Trustee for Southern Pacific Secured Asset Corporation Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1998-2, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 4th day of January, 2005.

Notary Public MY COMMISSION EXPIRES JUNE 13, 2007
My Commission Expires: _____

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727